



# Real Estate Auction

37.5 +/- acres in Prairie Township  
in Edgar County, IL

## Thursday, March 8, 2007 – 10 AM CST

**Auction location:** Old Country Restaurant at intersection of IL Rt. 1 & US 36 in Chrisman, IL.

**Directions to Property:** From the intersection of US 36 and IL Rt. 1 travel east on US 36 3.5 miles to the Scotland Rd./CR 1950E, travel north 2 miles on the Scotland Rd./CR 1950E to property on the west side of road.

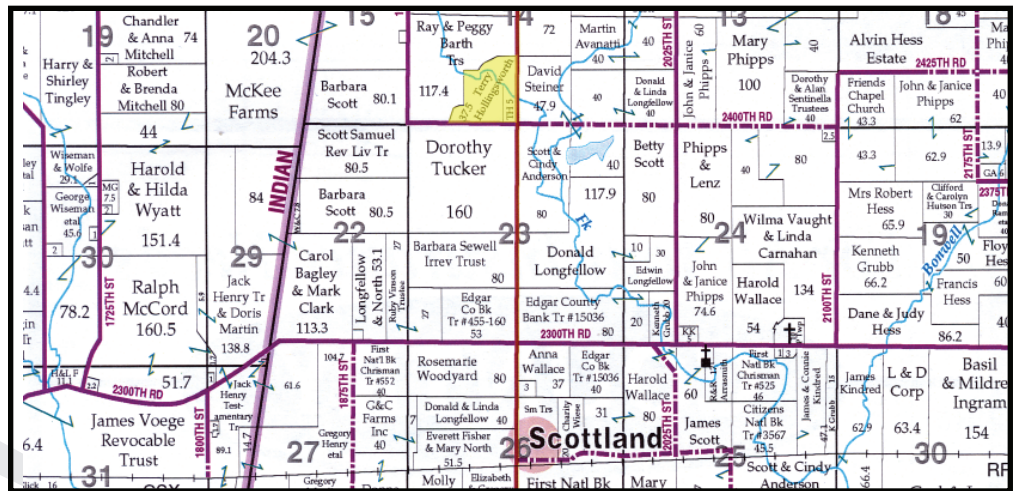
**Property Description:** Approximately 25 productive tillable acres and 12 acres of pastureland with the Salt Fork Creek running through the pastures. Property has good frontage roads on the Scotland Rd./CR 1950E and CR 2400th Street.

**Legal Description:** part of the southeast ¼ of the southwest ¼ of Section 14, T.16N., R.11.W. of the 2nd P.M., Edgar Co., IL, 37.5 containing acres more or less.

**F.S.A. Information:** 25.7 tillable acres, farm is classified highly erodible, 6.5 acres corn base, 17 acres soybean base, direct yields-113 bushels for corn and 3' bushels for soybeans and counter cyclical yields-129 bushels for corn and 37 bushels for soybeans.

**Tenant Rights:** The tenant rights are open for the 2007 crop year.

**Real Estate Taxes:** The Seller will pay the taxes due in 2007 by deducting from the sale price in the amount of \$137.20.



Map reprinted with permission from Cloud Cartographics, Inc.

**Seller: Terry & Brenda Hollingsworth**

**Moss Auction Team, LLC**

Paris, IL 217-465-4500

Larry Moss IL lic.#040000147 Matt Moss IL lic.#040000148

### Auction Terms and Conditions

**Down Payment:** Ten percent (10%) down payment on the day of the auction upon signing a purchase agreement immediately following the close of the auction. The remaining balance will be due in 30 days at the closing with delivery of deed. Property is being sold subject to any easements or right of ways of public record. Buyer(s) will receive full possession at the time of closing. Buyer(s) should keep in mind that your bidding is not conditional to financing, so make certain that you have arranged financing if you need it.

**Acceptance of bid prices:** The successful bidder(s) will be required to sign purchase agreements at the auction site immediately following the close of the auction.

**Title:** Seller will offer title insurance on the property being offered in the auction.

**Mineral Rights:** Buyer(s) will receive mineral rights owned by seller.

**Legal Questions:** Legal questions may be directed to attorney Richard Kash of Fruin & Kash Law Offices in Paris, IL. 217-465-4196

**Agency:** Moss Auction Team and their staff are exclusive agents for the Seller.

**Auction Company Note:** Announcements on Sale day take precedence over printed material or any other oral statement made.

**Disclaimer and Absence of Warranties:** The property is being sold on an "as is, where is" basis, and no warranty or representation, either expressed or implied, concerning the property is made by the Seller or the Auction Company. Each potential buyer is responsible for conducting his or her own independent inspections, investigations and inquiries concerning the property. The information contained in this brochure is subject to verification by all parties relying on it. No liability for its accuracy, errors, or omissions is assumed by the Seller or the Auction Company. The auction procedure, conduct, and bid increments are at the direction and discretion of the Auctioneer. The Seller and the Auctioneer reserve the right to preclude any persons from bidding if there is any question as to the person's credentials, fitness, etc. Auctioneer has final decision on all matters pertaining to this auction.

**View photos at [www.mossauctionteam.com](http://www.mossauctionteam.com)**